

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Tirupati Urban Development Authority, Tirupati – Change of land use from Agriculture Use to Industrial Use and deletion of 24.0 Mtrs. wide Master Plan road passing through the site for establishment of IT SEZ / IT PARK near Airport in Sy.Nos.217 to 232, 235 to 238, 241 to 251 of Kurkalva (V) Renigunta (M), Chittoor District in an extent of Ac.147.90 cents – Draft Variation – Confirmed – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No. 369

Dated : 30.07.2013.

Read the following:-

1. G.O.Ms.No.148 M.A. & U.D Department, dt.21.03.2005.
2. G.O.Ms.No.149 M.A. & U.D Department, dt.21.03.2005.
3. From the Executive Director, APIIC Lr.No.EnC/APIIC /IT Park /SEZ/08/2007-08, dt.21.11.2009.
4. Govt. Lr.No.19487/H2/2009, dt.21.11.2009.
5. From VC, TUDA Lr.Roc.No.3026/G1/2007, dt.30.11.2009.
6. Govt. Lr.No.19487/H2/2009, dt.20.01.2010.
7. From the VC, TUDA Lr.Roc.No.3026/G1/2007, dt.12.05.2010.
8. Govt. Lr.No.19487/H2/2009, dt.01.06.2010.
9. From the VC, TUDA Lr.Roc.3026/G1/2007, dt.13.05.2011.
10. Govt. Lr.No.19487/H2/2009, dt.05.07.2011.
11. From the VC, TUDA Lr.Roc.3026/G1/2007 dt.5.11.2011.
12. Govt. Memo.No.19487/H2/2009, dt.30.12.2011.
13. From the VC & MD, APIIC Lr.No.1060/ENC/ APIIC/IT-PARK/SEZ/08/2007-08/01, dt.02.03.2012
14. Govt. Memo.No.19487/H2/2009, dt.13.03.2012.
15. From the Commissioner of Industries Lr.No.29/1/2012/ 0057, dt.14.9.2012
16. Govt. Lr.No.19487/H2/2009, dt.02.01.2013.
17. From the VC, TUDA Lr.Roc.3026/G1/2007 dt.16.01.2013.
18. Govt. Memo.No.11411/I2/2011, dt.30.06.2012.
19. Govt. Memo.No.19487/H2/2009, dt.04.02.2013.
20. From the VC, TUDA Lr.Roc.3026/G1/2007 dt.04.06.2013.
21. Govt. Lr.No.19487/H2/2009, dt.01.07.2013.
22. From the VC, TUDA Lr.Roc.3026/G1/2007 dt.26.7.2013.
23. A.P. Gazette No.105, Part-I, Extraordinary, dt.14.02.2013.

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ORDER:-

The draft variation to the land use envisaged in the Zonal Development Plan for Tirupati and its vicinity area issued in the Government Memo 19th read above was published in the Extraordinary issue of A.P. Gazette No.105, Part-I, dated 14.02.2013. No objections and suggestions have been received from the public within the stipulated period. In the reference 20th read above, the Vice Chairman, Tirupati Urban Development Authority has reported that a Draft Notification has been published in English and Telugu daily Newspapers calling objections / suggestions and no objections / suggestions have been received on the said change of land use proposal. In the reference 22nd read above, the Vice Chairman, Tirupati Urban Development Authority has also reported that the applicant has paid an amount of ` 2,99,400/towards Scrutiny, ` 89,81,250/- towards Institutional / Development charges, ` 89,81,250/- towards conversion charges and ` 1,38,451/- towards Paper Notification Publication charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S. K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Commissioner of Printing, Hyderabad.

The Vice Chairman, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Tirupati Municipal Corporation, Tirupati.

Copy to:

The applicant through Vice Chairman, Tirupati Urban Development Authority, Tirupati.
The District Collector, Chittoor District, Chittoor.

The Private Secretary to M (MA&UD).

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with rule 13 of Urban Development Authority, Tirupati Rules, 1983, the Government hereby makes the following variation to the Zonal Development Plan for Tirupati and its vicinity area, the same having been previously published in the Extraordinary issue of A.P. Gazette No.105, Part-I, dated 14.02.2013 as required by sub-section (3) of the said section.

VARIATION

The site "ABCDEFGHIJ-A" in Sy.Nos.217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250 and 251 of Kurakalva (V) Renigunta (M), Chittoor District in an extent of Ac.147.90 cents, the boundaries of which are given in the schedule below, presently earmarked for Agriculture Use in the Zonal Development Plan for Tirupati and its vicinity area which was sanctioned in G.O.Ms.No.149, MA, Department, dt.21.3.2005 is now designated as Industrial Use by deleting the proposed 24.0 metre wide road passing through the site marked as "KLMN", as the A.P. Industrial Infrastructure Corporation Limited has proposed to develop an IT SEZ and the Commissioner of Industries has issued No Objection Certificate for the conversion, which is shown in modification to Master Plan No.01/2013 which is available in the office of the Tirupati Urban Development Authority, Tirupati, **subject to the following conditions: namely:-**

- 1. as insisted by the Airport Authority of India, the each individual Industrial Unit will have to obtain separate building plan approval from the Airport Authority of India before commencement of any construction activity.**
2. the applicant shall submit proposals for providing the amenities / facilities as per the G.D.C.R.
3. the applicant has to hand over road widening portion if any on free of cost to the concerned authority through Registered Gift Deed.
4. the applicant shall submit proposals for the site under reference for obtaining permission from the competent authority before taking up any development.
5. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. the change of land use shall not be used as the proof of any title of the land.
9. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

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- 10.the applicant shall take all steps to preserve and protect the environmentally sensitive areas.
- 11.any other conditions as may be imposed by Vice-Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES OF THE AREA : “ABCDEFGHIJ-A”

North : Sy.No.131 and 132 of Annagunta Village (Vagu Poramboke).
South : 40 feet wide (Telugu Ganga Pipe line) Service Raod.
East : Vikruthamala Village Boundary.
West : 200 feet wide Airport Road.

SCHEDULE OF BOUNDARIES OF THE AREA : “KLMN”

North : 100 feet Puthalapattu – Naidupeta road leading to Sri Kalahasthi.
South : Boundary of Tirupati Airport.
East : Part of Sy.No.128 of Annagunta village lands & APIIC lands.
West : Part of Sy.No.128 of Annagunta village lands & APIIC lands.

**S. K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER.